



**IOWA FINANCE AUTHORITY
SPECIAL TELEPHONIC
BOARD MEETING MINUTES**

**Iowa Finance Authority
2015 Grand Avenue
Des Moines, Iowa**

August 27, 2007

BOARD MEMBERS PRESENT

Kay Anderson, Vice Chair
Carmela Brown, Treasurer
Virginia Bordwell

Roger Caudron
David Erickson
Douglas Walter

STAFF MEMBERS PRESENT

Bret Mills, Executive Director
Mark Thompson, General Counsel
Nancy Wallis, Administrative Assistant

OTHERS PRESENT

None

CALL TO ORDER

Vice Chair Anderson called to order the August 27, 2007, telephonic meeting of the Iowa Finance Authority (IFA) Board of Directors at 8:39 a.m. A quorum was established with the following members present: Anderson, Bordwell, Brown, Caudron, Erickson and Walter. The meeting was held electronically because of the impracticality of meeting in person due to the expected short duration of the meeting.

**REQUEST FROM COMMUNITY HOUSING INITIATIVES
FOR AWARD OF AVAILABLE CREDITS**

Mr. Mills reminded the Board members of the appeals by Community Housing Initiatives (CHI) following the awards of the 2007 Low-Income Housing Tax Credit (LIHTC) funding round. He said CHI had submitted five applications, which were all denied an award of credits based on the scoring process. Mr. Mills explained that an appeal was filed by CHI for all five projects. He noted an Administrative Law Judge heard the appeals and upheld IFA's decision on four of them,

but reversed IFA's decision regarding the Community Homes project. Mr. Mills stated that the Community Homes project was then placed on the waiting list for available credits.

Mr. Mills said Mr. Doug LaBounty of CHI has requested that the Board consider awarding currently available credits in an amount up to \$70,761 to allow him to buy the 18 units that remain of the original 44 units in the project in order to preserve those 18 units as affordable housing. Mr. Mills stated the other 26 units have already been sold by the Des Moines Public Housing Authority.

Mr. Mills noted that staff has some concerns about this setting a precedent because the new project would be significantly smaller than the one proposed in the original application. He stated, however, that because IFA erred on the scoring of the project and some of the units have already been sold, Mr. LaBounty would have no legitimate remedy if the Board did not consider this award.

Mr. Mills and Mr. Thompson answered questions from the Board about the project and the credits being considered. Mr. Caudron confirmed that the only project ahead of Community Homes on the waiting list is Fairfield I & II, which needs too many credits to benefit from \$70,000 in tax credits. He said the only other project on the waiting list is Whitman Point, which the Board had previously placed at the bottom of the current waiting list.

MOTION: Mr. Caudron made a motion to offer an amount not to exceed \$70,761, pursuant to underwriting by IFA staff, to the Community Homes scattered site project, for the acquisition and rehabilitation of the 18 units still available for purchase in order to preserve them as affordable housing. On a second by Ms. Bordwell, the Board unanimously approved the offer of up to \$70,761 in available credits to the Community Homes project.

ADJOURNMENT

There being no further business, on a motion by Mr. Caudron and a second by Mr. Erickson, the August 27, 2007, telephonic meeting of the IFA Board of Directors adjourned at 8:51 a.m.

Dated this 12th day of September 2007.

Respectfully submitted:

Approved as to form:

Bret L. Mills
Executive Director
Iowa Finance Authority

Kay Anderson, Chair
Iowa Finance Authority